

§ 400-841. Self-storage facilities.

Self-storage facilities shall be permitted only in those districts as specified in the Schedule of Uses and shall comply with the following standards in addition to all other applicable standards of this chapter:

- A. Bulk requirements. Minimum lot size, lot width and setbacks, and maximum lot coverage and building height shall conform to district standards. Minimum distance between buildings shall be 20 feet.
- B. Setback areas. There shall be no storage, use or structure within the setback area, with the exception of the access drive(s).
- C. Fence. The facility shall be surrounded by a fence of such height and design as to restrict access to the warehouse, and said fence shall not be less than six feet in height and shall be located between the warehouse and any required vegetative screening.
- D. Habitation. No storage unit shall be used for habitation or residential purposes and individual mini-warehouse units shall not be served by a water supply or a sewage disposal system.
- E. Storage limitations. No storage unit shall be used for any other purpose except storage and shall not be used for any other type of commercial or manufacturing activity. No material, supplies, equipment or goods of any kind shall be stored outside of the warehouse structure, with the exception of the vehicles required for the operation of the warehouse and boats and recreational vehicles and trailers.
- F. Lighting. All facilities shall be provided with adequate outdoor lighting for security purposes; and such lighting shall be so directed as to prevent glare on adjoining properties.
- G. Fire/water damage. All storage units shall be fire-resistant and water-resistant.
- H. Materials stored. All self-storage facility proposals shall include detailed information on the nature and quantity of materials to be stored on the premises. Proposed space rental agreements shall be submitted with the conditional use application and shall provide specific rules and regulations to insure that the requirements of this § 400-841 are or will be satisfied.